

AGENDA

The Somerville Planning Board will hold a public meeting on **Thursday, February 19, 2004 at 6:00 p.m.** in the Aldermen's Chambers on the second floor of City Hall, 93 Highland Avenue, Somerville, MA.

Review of Cases for the Zoning Board of Appeals:

51 Warren Street: (Continued from 1-15-04) (Applicant: Antonio Pereira; Owners: Antonio Pereira and Maria Pereira; Agent: William G. Ferullo, Esq.) The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). Business (BA) zoning district.

1-4 Hayden Terrace: (Applicants: James Douglas & Steven Caruso; Owner: One Hayden Terrace Trust; Agent: Richard G. DiGirolamo) The Applicants seek a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to expand a nonconforming use (SZO §4.5.3) to legalize alterations to an existing four-family dwelling. Residence B (RB) zoning district.

67 Broadway: (Applicant and Owner: 67 Broadway, LLC; Agent: Richard G. DiGirolamo) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to build an addition to a commercial building (Boston Spine Clinic). Business A (BA) zoning district.

246 Elm Street: (Applicant: Pavan Restaurant Group, Inc., D/B/A Diva Restaurant; Owner: Sitt Realty, LLC, and Myer Dana & Sons, Inc.; Agent: Bernard Goldberg) The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit for failure to provide six required off-street parking spaces (§9.13.a), to establish a bar/restaurant.

131 Willow Avenue: (Applicant: 131 Willow Avenue, LLC; Owner: Christos Poutahidis; Agent: Adam Dash, Esq.) The Applicant seeks a special permit with site plan review (§7.11.1.c) to demolish an existing garage and construct an eleven unit building. The Applicant also requires a special permit for modification of parking design standards (§9.13.b), a variance from lot area per dwelling unit (§8.5.B), a variance from front yard setback (§8.5.G) and a variance from parking requirements (§9.5.1.a). The Applicant is also subject to Inclusionary Housing under §13.2 of the SZO. Residence C (RC) zoning district.

Other Business: